

**Addendum
No. 1**

Meeting Date: September 23, 2026
Addendum Date: September 24, 2026
Project: Inspection Lanes Heating at SC DMV
DFM Project No: MC5511000089

The work herein shall be considered part of the bid documents for the referenced project and carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Acknowledge receipt of addendum on the bid form as indicated.

Pre-Bid Meeting Minutes / Clarifications:

1. Introductions:
 - a. State of DE OMB/DFM Project Manager – Brian Cotner
brian.cotner@delaware.gov / 302-739-5644
 - b. Studio JAED Project Manager – Dan Shurina
shurinad@studiojaed.com / 302-832-1652
2. See attached pre-bid sign in sheets for reference.
3. Review of bidding timeline.
 - a. Bids will be received by the State of Delaware, Office of Management and Budget, Division of Facilities Management, by way of the Bonfire Portal at <https://DFM/bonfirehub.com> until 1:00 PM, October 8, 2026. Bids will be read aloud in the conference room at 2:00 PM.
 - b. Bidders are to submit questions in writing by email to Dan Shurina at the e-mail address noted above. Responses will be issued by addendum.
 - c. Bidder questions will be accepted until 4:00 PM October 1, 2026.
4. All drawings must be purchased through RCI as noted in the bid advertisement. All information / addenda will be released through RCI for this bid. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THEY HAVE RECEIVED ALL ADDENDA FOR THE PROJECT.
5. The contractor is responsible for obtaining all required building permits and trade permits for the project.
6. The bid form is reissued with this addendum to include listed subcontractor categories. The subcontractor listing discussed at the pre-bid meeting has been revised and listed subcontractor categories exclusively include HVAC, Electrical and Roofing.
7. The existing BAS is Automated Logic by Radius Systems. Modifications to existing BAS are to be performed by Radius Systems.

8. The project includes a \$10,000 allowance for unforeseen conditions which is to be included in contractor's base bid price and is to be used at the owner's discretion as project progresses. The allowance is not intended for any portion of work indicated in the bid documents. Any balance remaining in the allowance is to be returned to owner by credit change order at project conclusion.
9. Bid Form and Required Documents:
 - a. Bidders may not alter the bid form.
 - b. If bid form is reissued during the bidding process, the latest bid form is to be submitted.
 - c. Bidders are not to leave any blank lines on the bid form. Fill out bid form completely.
 - d. Bidders are to individually acknowledge receipt of each numbered addendum received on the bid form. Bidders must list themselves for any listed subcontractor scope of work if they intend to do the scope of work with their own work force.
 - e. Completed drug testing affidavit forms are required with each bid. The drug testing affidavit declares compliance with drug testing requirements for the bidder and all listed subcontractors.
 - f. A bid bond is required to be submitted with the bid. Bidders are to use the state bid bond form, a copy of which is found in the project manual.
10. All shutdowns of any critical building system excluding emergency power (including but not limited to sprinkler, fire alarm, HVAC, water, sewer and electrical) are to be scheduled and approved in advance by the owner – and may be canceled by owner without notice. Work requiring the shutdown of building systems is to continue around the clock until the service is restored. See 01 10 00 Summary of Work sequence of work and shutdown limitations.
11. In general, work is to be performed during overnight and weekend hours. See 01 10 00 Summary of Work for limitations to contractor's use of site and premises.
12. There are no sanitary facilities on site available for contractor use. The contractor is to provide temporary sanitary facilities as required and maintain in clean condition.
13. Immediately following the pre-bid meeting, a voluntary walkthrough was conducted at the project site.
14. The contractor is to coordinate and schedule work by the gas utility, but work performed by the gas utility will not be billed to the Contractor.

15. The roof is currently under a product warranty which is to be retained. All roofing work is to be performed by a manufacturer-approved contractor who meets the manufacturer's requirements for warranty maintenance. The installing contractor of the existing roof system was Island Contracting. See attached product warranty.
16. As a matter of clarification, all new radiant tube heaters are to be installed no lower than existing utilities in the inspection lane area. The minimum required elevation of all new radiant tube heaters and related components is 14' above finished floor.

Changes to Specifications:

1. Specification 00 41 13 – Bid Form
 - a. Add subcontractor categories.
 - b. See attached updated bid form.

Changes to Drawings:

None.

Attachments:

1. Pre-Bid Sign-In Sheet (Scanned)
2. Pre-Bid Sign-In Sheet (Typed)
3. Specification 00 41 13 – Bid Form
4. Carlisle Roofing Product Warranty

END

**HEADQUARTERS**

2500 WRANGLE HILL ROAD
FOX RUN OFFICE PLAZA, SUITE 110
BEAR, DE 19701

302.832.1652 PHONE
302.832.1423 FAX

ARCHITECTS

ENGINEERS

FACILITIES SOLUTIONS

Project: Inspection Lanes Heating at SCDMV
Project No.: MC5511000089

Start Time:
End Time:

Pre-Bid Meeting
September 23, 2026
SIGN IN SHEET

ATTACH BUSINESS CARD

and WRITE: Name, Firm, Phone, Email, Signature, Time

Name:	Ralph Degli'OBizzi		
Firm:			
Phone:			
Email:	Ralph 3@degli.com		
Signature:		Time:	
Walt Morris			
Name:	Edward Welch		
Firm:	FLO Mechanical LLC		
Phone:	302 530-1030		
Email:	Jamese@flomechanical.com		
Signature:		Time:	
Edward Welch			
Name:	Steve Haass		
Firm:	DelDOT		
Phone:	307 760-2300		
Email:	Steve.haass@Delaware.gov		
Signature:		Time:	
Steve Haass 9-23-26			

**HEADQUARTERS**

2500 WRANGLE HILL ROAD
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302.832.1423 FAX

ARCHITECTS

ENGINEERS

FACILITIES SOLUTIONS

Project: Inspection Lanes Heating at SCDMV
Project No.: MC5511000089

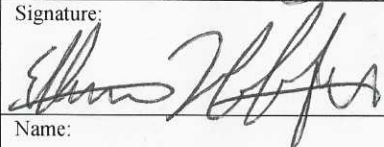
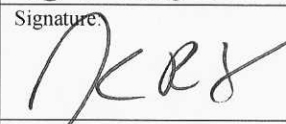
Start Time:

End Time:

Pre-Bid Meeting
September 23, 2026
SIGN IN SHEET

ATTACH BUSINESS CARD

and WRITE: Name, Firm, Phone, Email, Signature, Time

Name:	Ethan Holcroft
Firm:	RADIUS Systems LLC
Phone:	610-207-3909
Email:	eholcroft@radiussystemsllc.com
Signature:	
Time:	9:00
Name:	John Klase
Firm:	ID Griffith
Phone:	302-753-3008
Email:	JKlase@IDGriffith.Com
Signature:	
Time:	9:00 AM
Name:	John Drubacz
Firm:	JOSEPH T. RICHMONDSON, LLC
Phone:	302 398-8100
Email:	John@JTRMECH.NET
Signature:	
Time:	9:00 AM

**HEADQUARTERS**

2500 WRANGLE HILL ROAD
FOX RUN OFFICE PLAZA, SUITE 110
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Project: Inspection Lanes Heating at SCDMV
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Start Time:
End Time:

Pre-Bid Meeting
September 23, 2026
SIGN IN SHEET

ATTACH BUSINESS CARD

and WRITE: Name, Firm, Phone, Email, Signature, Time

Name:	Jason Luff		
Firm:	DMR		
Phone:	302-382-5135		
Email:	Jason.Luff@delaware.gov		
Signature:	[Signature]		Time:
Name:	BRIAN CORNER		
Firm:	OMB/DEM		
Phone:			
Email:			
Signature:	[Signature]		Time:
Name:			
Firm:			
Phone:			
Email:			
Signature:	[Signature]		Time:

HEADQUARTERS2500 WRANGLE HILL ROAD
FOX RUN OFFICE PLAZA, SUITE 110
BEAR, DE 19701302.832.1652 **PHONE**302.832.1423 **FAX****ARCHITECTS****ENGINEERS****FACILITIES SOLUTIONS**

Project: Inspection Lanes Heating at SC DMV
Project No.: MC5511000089
Date: September 23, 2026

Start Time: 9:00 AM
End Time: 9:30 AM

**PRE-BID
SIGN IN SHEET**

1. Dan Shurina Studio JAED
302-832-1652
shurinad@studiojaed.com

2. Walt Morris Ralph Degli Obizzi
ralph3@degli.com

3. Edward Welch FLO Mechanical LLC
302-530-1030
jamese@flomechanical.com

4. Ethan Holcroft Radius Systems, LLC
610-207-3909
eholcroft@radiussystemsllc.com

HEADQUARTERS2500 WRANGLE HILL ROAD
FOX RUN OFFICE PLAZA, SUITE 110
BEAR, DE 19701302.832.1652 **PHONE**302.832.1423 **FAX**

ARCHITECTS

ENGINEERS

FACILITIES SOLUTIONS

Project: Inspection Lanes Heating at SC DMV
Project No.: MC5511000089
Date: September 23, 2026

Start Time: 9:00 AM
End Time: 9:30 AM

**PRE-BID
SIGN IN SHEET**

5. John Klase ID Griffith Inc
302-753-3008
ijklase@idgriffith.com

6. John Dunbar Joseph T. Richardson
302-398-8101
john@jtrmech.com

7. Jason Luff DMV
302-382-5135
jason.luff@delaware.gov

8. Steve Haass Delaware Department of Transportation
302-382-8031
steve.haass@delaware.gov



HEADQUARTERS

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Start Time: 9:00 AM
End Time: 9:30 AM

PRE-BID
SIGN IN SHEET

9. Brian Cotner Delaware OMB / Division of Facilities Management
302-739-5644
brian.cotner@delaware.gov

INSPECTION LANES HEATING
SUSSEX COUNTY DMV
23737 DUPONT BOULEVARD, GEORGETOWN, DE 19947
CONTRACT # MC5511000089

BID FORM
00 41 13 - 1

BID FORM

INSPECTION LANES HEATING
SUSSEX COUNTY DMV
23737 DUPONT BOULEVARD, GEORGETOWN, DE 19947
CONTRACT # MC5511000089

I/We acknowledge Addendums numbered _____ and the price(s) submitted include any cost/schedule impact they may have.

This bid shall remain valid and cannot be withdrawn for thirty (30) days from the date of opening of bids (60 days for School Districts and Department of Education), and the undersigned shall abide by the Bid Security forfeiture provisions. Bid Security is attached to this Bid.

The Owner shall have the right to reject any or all bids, and to waive any informality or irregularity in any bid received.

This bid is based upon work being accomplished by the Sub-Contractors named on the list attached to this bid.

Should I/We be awarded this contract, I/We pledge to achieve substantial completion of all the work within _____ calendar days of the Notice to Proceed.

The undersigned represents and warrants that he has complied and shall comply with all requirements of local, state, and national laws; that no legal requirement has been or shall be violated in making or accepting this bid, in awarding the contract to him or in the prosecution of the work required; that the bid is legal and firm; that he has not, directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken action in restraint of free competitive bidding.

Upon receipt of written notice of the acceptance of this Bid, the Bidder shall, within twenty (20) calendar days, execute the agreement in the required form and deliver the Contract Bonds, and Insurance Certificates, required by the Contract Documents.

I am / We are an Individual / a Partnership / a Corporation

By _____ Trading as _____
(Individual's / General Partner's / Corporate Name)

(State of Corporation)

Business Address: _____

Witness: _____ By: _____
(SEAL) (Authorized Signature)

(Title)
Date: _____

ATTACHMENTS

Sub-Contractor List
Non-Collusion Statement
Affidavit of Employee Drug Testing Program
Affidavit of Contractor Qualifications
Bid Security
(Others as Required by Project Manuals)

BID FORM

INSPECTION LANES HEATING
SUSSEX COUNTY DMV
23737 DUPONT BOULEVARD, GEORGETOWN, DE 19947
CONTRACT # MC5511000089

SUBCONTRACTOR LIST

In accordance with Title 29, Chapter 69, Section 6962(d)(10)b of the Delaware Code, the following subcontractor listing must accompany any bid submittal. The bidder must list **in each category** the full name and address (City & State) of the sub-contractor that the bidder will be using to perform the work and provide material for that subcontractor category. Should the bidder's listed subcontractor intend to provide any of their subcontractor category of work through a third-tier contractor, the bidder shall list that third-tier contractor's full name and address (City & State). **If the bidder intends to perform any category of work itself, it must list its full name and address.** For clarification, if the bidder intends to perform the work themselves, the bidder **may not** insert "not applicable", "N/A", "self" or anything other than its own full name and address (City & State). To do so shall cause the bid to be rejected. In addition, the failure to produce a completed subcontractor list with the bid submittal shall cause the bid to be rejected. If you have more than three (3) third-tier contractors to report in any subcontractor category, print out additional page(s) containing the appropriate category, complete the rest of your list of third-tier contractors for that category, notate the addition in parentheses as (CONTINUATION) next to the subcontractor category and an asterisk (*) next to any additional third-tier contractors, and submit it with your bid.

<u>Subcontractor Category</u>	<u>Subcontractor</u>	<u>Address (City & State)</u>	<u>Subcontractors tax-payer ID # or Delaware Business license #</u>
1. HVAC			
A.			
B.			
C.			
2. Electrical			
A.			
B.			
C.			

BID FORM

INSPECTION LANES HEATING
SUSSEX COUNTY DMV
23737 DUPONT BOULEVARD, GEORGETOWN, DE 19947
CONTRACT # MC5511000089

SUBCONTRACTOR LIST CONTINUED

<u>Subcontractor Category</u>	<u>Subcontractor</u>	<u>Address (City & State)</u>	<u>Subcontractors tax-payer ID # or Delaware Business license #</u>
3. Roofing			
A.			
B.			
C.			

BID FORM

INSPECTION LANES HEATING
SUSSEX COUNTY DMV
23737 DUPONT BOULEVARD, GEORGETOWN, DE 19947
CONTRACT # MC5511000089

**AFFIDAVIT
OF
CONTRACTOR QUALIFICATIONS**

We hereby certify that we will abide by the contractor's qualifications outlined in the construction bid specifications for the duration of the contract term.

In accordance with Title 29, Chapter 69, Section 6962(d)(10)b.3 of the Delaware Code, after a contract has been awarded the successful bidder shall not substitute another subcontractor whose name was submitted on the Subcontractor Form except for the reasons in the statute and not without written consent from the awarding agency. Failure to utilize the subcontractors on the list will subject the successful bidder to penalties as outlined in the General Requirements Section 5.2 of the contract.

Contractor Name: _____

Contractor Address: _____

Authorized Representative (typed or printed): _____

Authorized Representative (signature): _____

Title: _____

Sworn to and Subscribed before me this _____ day of _____ 20____.

My Commission expires _____. NOTARY PUBLIC _____.

THIS PAGE MUST BE SIGNED AND NOTARIZED FOR YOUR BID TO BE CONSIDERED.

BID FORM

INSPECTION LANES HEATING
SUSSEX COUNTY DMV
23737 DUPONT BOULEVARD, GEORGETOWN, DE 19947
CONTRACT # MC5511000089

NON-COLLUSION STATEMENT

This is to certify that the undersigned bidder has neither directly nor indirectly, entered into any agreement, participated in any collusion or otherwise taken any action in restraint of free competitive bidding in connection with this proposal submitted this date to the Office of Management and Budget, Division of Facilities Management.

All the terms and conditions of MC5511000089 have been thoroughly examined and are understood.

NAME OF BIDDER: _____

**AUTHORIZED REPRESENTATIVE
(TYPED):** _____

**AUTHORIZED REPRESENTATIVE
(SIGNATURE):** _____

TITLE: _____

ADDRESS OF BIDDER: _____

E-MAIL: _____

PHONE NUMBER: _____

Sworn to and Subscribed before me this _____ day of _____ 20____.

My Commission expires _____. NOTARY PUBLIC _____.

THIS PAGE MUST BE SIGNED AND NOTARIZED FOR YOUR BID TO BE CONSIDERED.

BID FORM

INSPECTION LANES HEATING
SUSSEX COUNTY DMV
23737 DUPONT BOULEVARD, GEORGETOWN, DE 19947
CONTRACT # MC5511000089

**AFFIDAVIT
OF
EMPLOYEE DRUG TESTING PROGRAM**

4104 Regulations for the Drug Testing of Contractor and Subcontractor Employees Working on Large Public Works Projects requires that Contractors and Subcontractors implement a program of mandatory drug testing for Employees who work on Large Public Works Contracts funded all or in part with public funds.

We hereby certify that we have in place or will implement during the entire term of the contract a Mandatory Drug Testing Program for our employees on the jobsite, including subcontractors that complies with this regulation:

Contractor/Subcontractor Name: _____

Contractor/Subcontractor Address: _____

Authorized Representative (typed or printed): _____

Authorized Representative (signature): _____

Title: _____

Sworn to and Subscribed before me this _____ day of _____ 20____.

My Commission expires _____. NOTARY PUBLIC _____.

THIS PAGE MUST BE SIGNED AND NOTARIZED FOR YOUR BID TO BE CONSIDERED.

END OF BID FORM

WARRANTY NO.: 1641841**BUILDING OWNER:** STATE OF DELAWARE OMB/DIVISION OF FACILITIES MANAGEMENT**NAME OF BUILDING:** REPLACE ROOF AT SUSSEX COUNTY DMV INSPECTION LANES**BUILDING ADDRESS:** 23737 DUPONT BLVD. GEORGETOWN, DE**DATE OF COMPLETION OF THE CARLISLE TOTAL ROOFING SYSTEM:** 6/12/2024**DATE OF ISSUE:** 9/4/2024

Carlisle Roofing Systems, Inc., (Carlisle) warrants to the Building Owner (Owner) of the above described building, that; subject to the terms, conditions, and limitations stated in this warranty, Carlisle will repair any leak in the Carlisle Roofing System (Carlisle Total Roofing System) installed by a Carlisle Authorized Roofing Applicator for a period of 20 years, commencing with the date of Carlisle's acceptance of the Carlisle Total Roofing System installation. However, in no event shall Carlisle's obligations extend beyond 20.5 years, subsequent to the date of substantial completion of the Carlisle Total Roofing System. See below for exact date of warranty expiration.

The Carlisle Total Roofing System is defined as the following newly installed Carlisle brand materials: Membrane, Flashings, Adhesives and Sealants, Insulation, Cover Boards, Fasteners, Fastener Plates, Fastening Bars, Edge Metal, Insulation Adhesives and any other newly installed Carlisle brand products utilized in this installation.

TERMS, CONDITIONS, LIMITATIONS

1. Owner shall provide Carlisle with written notice via letter, fax or email within thirty (30) days of any leak in the Carlisle Total Roofing System. Owner should send written notice of a leak to Carlisle's Warranty Services Department at the address set forth at the bottom of this warranty. By so notifying Carlisle, the Owner authorizes Carlisle or its designee to investigate the cause of the leak. Should the investigation reveal the cause of the leak to be outside the scope of this Warranty, investigation and repair costs for this service shall be paid by the Owner.
2. If, upon inspection, Carlisle determines that the leak is caused by a defect in the Carlisle Total Roofing System's materials, or workmanship of the Carlisle Authorized Roofing Applicator in installing the same, Owner's remedies and Carlisle's liability shall be limited to Carlisle's repair of the leak. Carlisle shall have sole responsibility in determining the method of repair of the area.
3. This warranty shall not be applicable if, upon Carlisle's inspection, Carlisle determines that any of the following has occurred:
 - (a) The Carlisle Total Roofing System is damaged by: natural disasters, lightning, fire, insects, animals, windblown debris or objects, earthquakes, tornados, hail, hurricanes, and winds of (3 second) peak gust speeds of 100 mph or higher measured at 10 meters above ground; or
 - (b) Loss of integrity of the building envelope and/or structure, including, but not limited to, partial or complete loss of roof decking, wall siding, windows, roof top units, doors or other envelope components; or
 - (c) All associated building components, including but not limited to the deck substrate, joists, columns and foundation, must also meet wind speed design requirements.
 - (d) The Carlisle Total Roofing System is damaged by any acts, accidents, misuse, abuse, vandalism, civil disobedience or the like; or
 - (e) Deterioration or failure of building components, including, but not limited to, the roof substrate, walls, mortar, HVAC units, non Carlisle brand metal work, etc., occurs and causes a leak, or otherwise damages the Carlisle Total Roofing System; or
 - (f) Deterioration of metal materials and accessories caused by marine salt water, atmosphere, or by regular spray of either salt or fresh water; or

- (g) Acids, oils, harmful chemicals and the like come in contact with the Carlisle Total Roofing System and cause a leak, or otherwise damage the Carlisle Total Roofing System; or
- (h) The Carlisle Total Roofing System encounters leaks or is otherwise damaged by condensation resulting from any condition within the building that may generate moisture; or
- (i) The Carlisle Authorized Applicator or any additional contractor or subcontractor failed to follow Carlisle's published specifications and details for the approved system assembly or failure to correct all installation deficiencies listed in any Carlisle inspection report.

4. This Warranty shall be null and void if any of the following shall occur:

- (a) If, after installation of the Carlisle Total Roofing System by a Carlisle Authorized Roofing Applicator, there are any alterations or repairs made on or through the roof or objects such as, but not limited to, structures, fixtures, solar arrays, wind turbines, roof gardens or utilities are placed upon or attached to the roof without first obtaining written authorization from Carlisle; or
- (b) Failure by the Owner to use reasonable care in maintaining the roof, said maintenance to include, but not be limited to, those items listed on Carlisle's Care & Maintenance Guide which accompanies this Warranty.

5. In addition, it shall be Owner's sole responsibility to remove and re-install at Owner's expense, all obstructions, including, but not limited to, structures, fixtures, solar arrays, wind turbines, roof gardens, utilities or other overburden from the affected area as determined by Carlisle that would hinder or impede repairs being made in the most expedient and least expensive manner possible. Owner shall be responsible for all costs associated with any loss of power generation in the event that removal of a solar array is required to repair the roofing system.

6. During the term of this Warranty, Carlisle shall have free access to the roof during regular business hours.

7. Carlisle shall have no obligation under this Warranty while any bills for installation, supplies, service, and/or warranty charges have not been paid in full to the Carlisle Authorized Roofing Applicator, Carlisle, or material suppliers.

8. Carlisle's failure at any time to enforce any of the terms or conditions stated herein shall not be construed to be a waiver of such provision.

9. Carlisle shall not be responsible for the cleanliness or discoloration of the Carlisle Total Roofing System caused by environmental conditions including, but not limited to, dirt, pollutants or biological agents.

10. Carlisle shall have no liability under any theory of law for any claims, repairs, restoration, or other damages including, but not limited to, consequential or incidental damages relating, directly or indirectly, to the presence of any irritants, contaminants, vapors, fumes, molds, fungi, bacteria, spores, mycotoxins, or the like in the building or in the air, land, or water serving the building.

11. This warranty shall be transferable upon a change in ownership of the building when the Owner has completed certain procedures, including a transfer fee and an inspection of the Roofing System by a Carlisle representative.

12. Any dispute, controversy or claim between the Owner and Carlisle concerning this Limited Warranty shall be settled by mediation. In the event that the Owner and Carlisle do not resolve the dispute, controversy or claim in mediation, the Owner and Carlisle agree that any and all suits, proceedings, or claims shall be filed in either the state courts of Cumberland County, Pennsylvania or in the United States District Court for the Middle District of Pennsylvania. Each party irrevocably consents to the jurisdiction and venue of the above-identified courts.

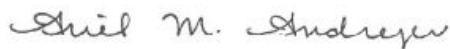
13. Roof System Design Assembly: Carlisle, as manufacturer of commercial roofing products with the sole purpose of offering products for an Owner, design professional, architect, consultant, or engineer when designing/choosing a roof system assembly, assumes no liability nor implies to the suitability of the products for any particular assembly or specific building operation or structure. The Owner, design professional, architect, consultant, or engineer is solely responsible for the assembly chosen for a particular building structure to include the responsibility to properly calculate wind uplift values, design dead loads and live loads, and suitability and condition of building envelope substrate, decking, parapets, drainage, slope, and other attributes pertaining to the performance of the roof system assembly.

14. The Carlisle Authorized Applicator or any additional contractor or subcontractor are not agents of Carlisle.

CARLISLE DOES NOT WARRANT PRODUCTS UTILIZED IN THIS INSTALLATION WHICH IT HAS NOT FURNISHED AND SPECIFICALLY DISCLAIMS LIABILITY, UNDER ANY THEORY OF LAW, ARISING OUT OF THE INSTALLATION AND PERFORMANCE OF, OR DAMAGES SUSTAINED BY OR CAUSED BY, PRODUCTS NOT FURNISHED BY CARLISLE OR THE PRIOR EXISTING ROOFING MATERIAL OVER WHICH THE CARLISLE ROOFING SYSTEM HAS BEEN INSTALLED.

THE REMEDIES STATED HEREIN ARE THE SOLE AND EXCLUSIVE REMEDIES FOR FAILURE OF THE CARLISLE TOTAL ROOFING SYSTEM OR ITS COMPONENTS. THERE ARE NO WARRANTIES EITHER EXPRESSED OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND MERCHANTABILITY, WHICH EXTEND BEYOND THE FACE HEREOF. CARLISLE SHALL NOT BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL OR OTHER DAMAGES INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS OR DAMAGE TO THE BUILDING OR ITS CONTENTS UNDER ANY THEORY OF LAW.

BY: Ariel M. Andrejev



AUTHORIZED SIGNATURE

TITLE: Sr. Manager, Technical and Warranty Services

This Warranty Expires: 9/3/2044

Carlisle Care and Maintenance Guide

In order to ensure the long-term performance of your Roofing System and continued warranty service and coverage, regular rooftop maintenance inspections are necessary. While normal aging will occur on all roofs, if not detected early, problems stemming from abuse, contamination, accidents and severe weather can result in extensive and costly repairs or premature failure of the roofing system. Single-ply Roofing Systems are typically low-slope and easy to inspect, but caution must be taken to ensure safety. Carlisle disclaims and assumes no liability for any rooftop activity.

- Owner must retain records related to the Roofing System. Such records include, but are not limited to: the warranty document and serial number, maintenance inspection logs, rooftop traffic logs, service logs, and invoices for work performed on the roofing system.
- Inspect the roof at least every six months (preferably spring and fall) and immediately following any weather event that includes excessive rainfall, high winds and/or hail warnings. Increased number of rooftop maintenance inspections may be required on some roofs as the location may dictate, such as higher trees near the building which will accumulate leaves and debris on the roof and have adverse effects on drainage. In addition, rooftop maintenance inspections should occur after regular maintenance of any rooftop unit.

When inspecting the Roofing System, pay special attention to the following:

- Walls/Parapets/Roof Edge – Wind damage often begins at the perimeter of the roof. Ensure all membrane terminations and edge metal and copings are secure.
- Roof Deck Membrane – Inspect the field of the roof, scanning for damage caused by wind-blown debris or traffic.
- Penetrations/Rooftop Units – Inspect the membrane, flashings and terminations around penetrations and roof top units for possible damage from service work. Ensure the units and terminations are secure.
- Remove debris (leaves, dirt, trash, etc.) – Good roofing practice dictates that water should drain from the roof and that ponded water should evaporate within 48 to 72 hours after a rainfall. Debris can inhibit drainage.

Additional Maintenance Items:

- Foot Traffic – Walkways must be provided if regular traffic is required or if rooftop equipment has a regular thirty (30) day or less maintenance schedule.
- Petroleum Products & Chemicals - Keep all liquids containing petroleum products or chemicals off the membrane to avoid product degradation.
- Animal Fats/Vegetable Oils: EPDM Membranes - Do not exhaust animal fats/vegetable oils directly onto EPDM roof surfaces. TPO & PVC Membranes – Animal fats/vegetable oils must be regularly removed and the rooftop surface cleaned with a mixture of soap and water.

What to do if a leak occurs:

- After verifying the leak is through the roofing system, contact Carlisle at 1-800-233-0551 or at www.carlisesyntec.com.
- If minor, emergency temporary repairs are made to a suspected leak area, use Carlisle's Lap Sealant or a good-grade rubber caulk to address the repair area (do not use asphaltic roof cement). Please note, Carlisle is not responsible for the cost associated with any emergency temporary repairs.

Alterations to the Roofing System:

- Alterations to the Roofing System must be completed by a Carlisle Authorized Applicator. The Carlisle Authorized Applicator must notify Carlisle when the revision work is complete. The necessary form can be found on the Carlisle website via the Authorized Applicators login.

Warranty Transfer:

- Warranties shall be transferable upon a change in ownership of the building when the Owner has completed certain procedures. This form can be found on the Carlisle website for additional guidelines.